

TRANSFER
TAX
PAIDQUITCLAIM DEED WITHOUT COVENANT
020859

PEOPLES HERITAGE SAVINGS BANK, a Maine Corporation with a place of business at One Portland Square, Portland, Maine for consideration paid, releases to DALE A. EDWARDS and MICHELLE F.Y. CHUNG EDWARDS, of Benton, County of Kennebec and State of Maine the following property.

A certain lot or parcel of land situated in Waterville, Kennebec County and State of Maine, more particularly bounded and described as follows:

COMMENCING in the east line of Main Street at an iron rod at the northwest corner of lot known as the W.L. Leslie's store lot; thence easterly on said Leslie's north line and in the same direction about seventy-four (74) feet to the passway; thence northerly on west line of said passway about twenty-four (24) feet to land formerly owned by H.C.H. Pulsifer and now owned by Harris Baking Company; thence westerly on said Pulsifer's (now Harris Baking Company's) south line about seventy-four (74) feet to said Main Street; thence southerly on the east line of said Main Street about twenty four (24) feet begun at, together with the right of way over said passway (which is twenty-four (24) feet wide) out to Temple Street.

ALSO another lot or parcel of land being a strip of land located next northerly to the above-described parcel of land and bounded and described as follows:

BEGINNING at the southwesterly corner of a lot of land upon which has been built a brick block by one Ann M. Pulsifer, known as the Moor Block and now occupied by Harris Baking Company, and running in an easterly direction along the southerly line of said lot to the southeasterly corner of said brick block; thence northerly along the easterly line of said block six (6) inches; thence westerly in a line parallel to the southerly line of said block to the westerly line of said lot; thence southerly along the westerly line of said lot six (6) inches to the point of beginning. Together with all rights and privileges and subject to all terms and conditions as contained in an agreement relating to a party wall between Samuel Wein and Ann M. Pulsifer, all as contained in the deed of said Ann M. Pulsifer to Samuel Wein, dated July 2, 1919 and recorded in Kennebec Registry of Deeds in Book 572, Page 402, reference to which deed may be had for a more particular description of said agreement.

Being the same premises conveyed by mortgage deed from Gary A. Potter to Peoples Heritage Savings Bank, dated August 10, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3403, Page 83. Said mortgage was subsequently foreclosed upon by Peoples Heritage Savings Bank by civil action in the Kennebec County Superior Court, Docket No. RE-97-037. A Judgement was issued on February 25, 1998 and pursuant to said Judgement a foreclosure sale was held by Peoples Heritage Savings Bank on June 29, 1998.

In witness whereof the said Peoples Heritage Savings Bank has caused this instrument to be signed in its corporate name by David

48-415

Grenier, its Vice-President who is duly authorized this 31st day of July, 1998.

D.A.B.
witness

PEOPLES HERITAGE SAVINGS BANK

David Grenier

BY: DAVID GRENIER

ITS: VICE PRESIDENT

STATE OF MAINE
Kennebec, ss.

July 31, 1998

Then personally appeared the above named David Grenier, Vice President of Peoples Heritage Savings Bank and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Peoples Heritage Savings Bank.

Before me, D.A.B.
Notary Public

Deeds: photo: Dinkroff

DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 2000



RECEIVED KENNEBEC CO.

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ATTEST: Thomas C. Dinkroff
REGISTER OF DEEDS